

**WORK MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Chambers in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on October 1, 2020.**

Item:

1. Council Member Report
2. Training Moment
3. Amend Layton Municipal Code - Title 20, Sign Regulations; Chapter 20.01 General Provisions; Section 20.01.120 Definitions; Chapter 20.04 Specific Sign Regulations and Permitted Locations; Section 20.04.130 Attached Signs; Section 20.04.160 Sign Clearance and Illumination; and Section 20.04.120 Detached Signs; Area and Location; Commercial and Industrial Zones - Ordinance 20-34
4. Presentation - Secondary Water
5. Mayor's Report

ADJOURN:

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

This meeting may involve the use of electronic communications for some of the members of the public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.

Notice is hereby given that by motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

Date: _____ **By:** _____
Kimberly S Read, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3825 or 801.336.3820.

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 1.

Subject:

Council Member Report

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 2.

Subject:

Training Moment

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.

Subject:

Amend Layton Municipal Code - Title 20, Sign Regulations; Chapter 20.01 General Provisions; Section 20.01.120 Definitions; Chapter 20.04 Specific Sign Regulations and Permitted Locations; Section 20.04.130 Attached Signs; Section 20.04.160 Sign Clearance and Illumination; and Section 20.04.120 Detached Signs; Area and Location; Commercial and Industrial Zones - Ordinance 20-34

Background:

The purpose of the proposed amendments are to establish sign design standards and regulations for attached and detached signs, specifically for primary and accessory commercial uses in the A (Agriculture) zoning district. The Agriculture zoning district standards include a limited number of permitted commercial uses which are generally directly related to a permitted agriculture use. The objective is to allow permitted businesses in the A zone to have adequate signage without disturbing the agricultural character and rural ambiance associated with these areas of the community. The proposed sign regulations aim to balance the need for business visibility while respecting the rural character of agricultural areas throughout the community. The ordinance revision is based on Staff's review of several sign designs and materials used in other rural areas.

Alternatives:

Alternatives are to 1) Adopt Ordinance 20-34 amending Title 20, Sign Regulations; Chapter 20.01 General Provisions; Section 20.01.120 Definitions; Chapter 20.04 Specific Sign Regulations and Permitted Locations; Section 20.04.130 Attached Signs; Section 20.04.160 Sign Clearance and Illumination; and Section 20.04.120 Detached Signs; Area and Location; Commercial and Industrial Zones of the Layton Municipal Code; 2) Adopt Ordinance 20-34 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 20-34 and remand to Staff with directions.

Recommendation:

The Planning Commission voted unanimously on September 8, 2020 to recommend the Council adopt the proposed amendments to the Layton Municipal Code amending Title 20, Sign Regulations; Chapter 20.01 General Provisions; Section 20.01.120 Definitions; Chapter 20.04 Specific Sign Regulations and Permitted Locations; Section 20.04.130 Attached Signs; Section 20.04.160 Sign Clearance and Illumination; and Section 20.04.120 Detached Signs; Area and Location; Commercial and Industrial Zones.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 4.

Subject:

Presentation - Secondary Water

Background:

Staff will make a presentation to the Mayor and Council regarding how secondary water pertains to the overall infrastructure of the City.

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.

Subject:

Mayor's Report

Background:

N/A

Alternatives:

N/A

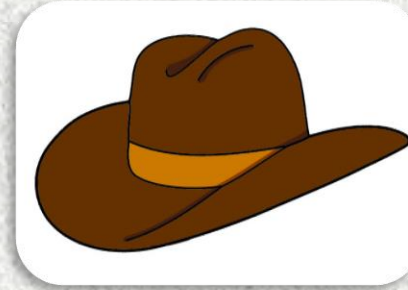
Recommendation:

N/A

ADDITIONAL

PACKET

ATTACHMENTS



THE HATS YOU WEAR

Planning and Zoning Session 1

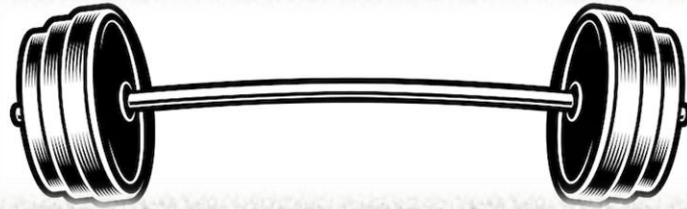


Standard of Review



▶ Legislative

- ▶ A rational basis (land use reasons, health, safety, welfare, General Plan)
- ▶ Reasonably debatable
- ▶ Reasonable minds could differ



▶ Administrative

- ▶ Complies with the ordinance
- ▶ More than a rational basis
- ▶ Less than “more likely than not”

Examples

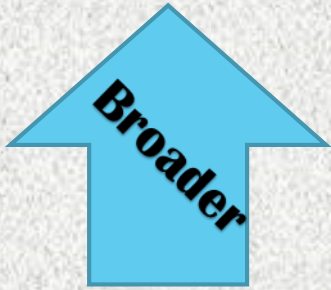
Legislative

- ▶ **Zone change**
- ▶ **Ordinances**
- ▶ **Master Plan**
- ▶ **Annexation**

Administrative

- ▶ **Subdivision**
- ▶ **Site Plan**
- ▶ **Conditional uses**
- ▶ **Development Agreements**

Scope of Review



Legislative

▶ **Governed by Policy**



Administrative

▶ **Governed by Ordinance**

Both Require

- ▶ **Make a good record**
- ▶ **Ignore public clamor**
- ▶ **Unbiased decision makers (no conflicts of interest)**
- ▶ **Fair deliberation by Council (open meetings)**

19.01.135 Designation of Land Use Authority

Type of Land Use Decision	Review Body	Recommending Body	Land Use Authority	Appeal Authority	Final Appeal Authority
General Plan Amendment	Planning Staff	Planning Commission	City Council	District Court	
Zoning Text Amendment	Planning Staff	Planning Commission	City Council	District Court	
Zoning Map Amendment	Development Staff	Development Staff	City Council	District Court	
Conditional Use	Development Staff	Development Staff	Planning Commission	Hearing Officer	District Court
Landscape Buffer/Fencing Modifications and Waivers	Development Staff	Development Staff	Planning Commission	Hearing Officer	
Variance	Development Staff	Development Staff		Hearing Officer	District Court
Routine and Uncontested Variance	Development Staff	Development Staff	Zoning Administrator	Hearing Officer	District Court
Condominium Approvals	Development Staff	Development Staff	Zoning Administrator	Hearing Officer	District Court
Site Plan Review	Development Staff	Development Staff	Zoning Administrator	Hearing Officer	District Court
Development Agreement	Development Staff	Planning Commission	City Council	District Court	
MU and MU-TOD Development Plan	DRC, Development Staff	Development Staff	Planning Commission	City Council	District Court
C-TH Preliminary Plan	DRC, Development Staff	Planning Commission	City Council	Hearing Officer	District Court
C-TH Final Plan	DRC, Development Staff	Development Staff	Zoning Administrator	Hearing Officer	District Court

18.01.070 Designation of Land Use Authority

Type of Plat	Review Body	Recommending Body	Land Use Authority	Appeal Authority
PRUD	Development Staff	Planning Commission	City Council	District Court
Rezone w/Concept Plan				
Concept Plan (with existing PRUD zoning)	Development Staff	Development Staff	Planning Commission	Hearing Officer
Preliminary Plat	DRC, Development Staff	Planning Commission	City Council	Hearing Officer
Final Plat	Development Staff	Development Staff	Community and Economic Development Director	Hearing Officer
Sensitive Lands	Staff, 3rd Party Geotech	Planning Commission	City Council	Hearing Officer
Concept				
Preliminary Plat	Staff, 3 rd Party Geotech	Planning Commission	City Council	Hearing Officer
Final Plat	Development Staff	Planning Commission	City Council	Hearing Officer
Preliminary Plat	Development Staff	Development Staff	Planning Commission	Hearing Officer
Final Plat	Development Staff	Development Staff	Community and Economic Development Director	Hearing Officer
Condominium Plat	Development Staff	Development Staff	Planning Commission	Hearing Officer
Vacating or Amending a Plat	Development Staff	Planning Commission	City Council	District Court

Standard for Making Administrative Decisions

Section 10-9a-509

(1)(a)(i) An applicant who has submitted a complete land use application as described in Subsection (1)(c), including the payment of all application fees, is entitled to substantive review of the application under the land use regulations:

(A) in effect on the date that the application is complete; and

(B) applicable to the application or to the information shown on the application. (ii) An applicant is entitled to approval of a land use application if the application conforms to the requirements of the applicable land use regulations, land use decisions, and development standards in effect when the applicant submits a complete application and pays application fees,.....

(f) A municipality may not impose on an applicant who has submitted a complete application a requirement that is not expressed in:

(i) this chapter;

(ii) a municipal ordinance; or

(iii) a municipal specification for public improvements applicable to a subdivision or development that is in effect on the date that the applicant submits an application.

(g) A municipality may not impose on a holder of an issued land use permit or a final, unexpired subdivision plat a requirement that is not expressed:

(i) in a land use permit;

(ii) on the subdivision plat;

(iii) in a document on which the land use permit or subdivision plat is based;

(iv) in the written record evidencing approval of the land use permit or subdivision plat;

(v) in this chapter; or

(vi) in a municipal ordinance.

October 1, 2020

City Council
Meeting

Signs for Agriculture Zone Commercial Uses

- Text Amendment

7. Detached signs in agricultural zoning districts.

- a. Signs shall incorporate at least two of the following materials – Stone, Brick, Masonry, Stucco, Wood (or comparable simulation material) or Metal.
- b. No cabinet signs or electronic message centers are allowed.
- c. Sign illumination (see section 20.04.160).
- d. Signs shall be setback a minimum of two feet from the leading edge of the sign to the public right-of-way.
- e. Signs shall be a maximum of 50 square feet in area.
- f. Signs shall have a maximum height of six feet measured from average grade.
- g. Detached signs shall incorporate materials and colors that are similar to materials and colors used on primary building.

Title 20 Sign Regulations for the Agriculture Zone

(DRAFT – September 8, 2020)

5. **Signs on awnings or canopies.** Awnings or canopies including electric awning signs may be placed on buildings in any B-RP, PB, CP-1, CP-2, CP-3, CH, M-1, or M-2 zone. Awnings or canopies shall be mounted a minimum of eight feet above the ground surface. The area of any logo, insignia message shall be calculated and shall comply with the provisions outlined in Section 20.04.130 (1). These are not permitted in the A (Agriculture) zoning district.
6. **Signs; For other than ground floor use.** In any B-RP, CP-1, CP-2, CP-3, CH, M-1, and M-2 zoned property where there are businesses above the ground floor of a building and such businesses are different from the ground floor uses, one additional sign per building placed flat against the building may be erected for all such uses. Said signs shall not exceed one square foot of sign area for each two lineal front feet of building frontage.
7. **Attached signs in agricultural zoning districts.** Attached signs in agricultural zoning districts shall have the additional following requirements:
 - a. Size shall be determined by one square foot of sign area for every one lineal foot of building frontage at the main entrance not to exceed 200 square feet.
 - b. Sign illumination (see section 20.04.160)
 - c. No cabinet signs or Electronic Message Centers are allowed.

5. **Signs on awnings or canopies.** Awnings or canopies including electric awning signs may be placed on buildings in any B-RP, PB, CP-1, CP-2, CP-3, CH, M-1, or M-2 zone. Awnings or canopies shall be mounted a minimum of eight feet above the ground surface. The area of any logo, insignia message shall be calculated and shall comply with the provisions outlined in Section 20.04.130 (1). These are not permitted in the A (Agriculture) zoning district.
6. **Signs; For other than ground floor use.** In any B-RP, CP-1, CP-2, CP-3, CH, M-1, and M-2 zoned property where there are businesses above the ground floor of a building and such businesses are different from the ground floor uses, one additional sign per building placed flat against the building may be erected for all such uses. Said signs shall not exceed one square foot of sign area for each two lineal front feet of building frontage.
7. **Attached signs in agricultural zoning districts.** Attached signs in agricultural zoning districts shall have the additional following requirements:
 - a. Size shall be determined by one square foot of sign area for every one lineal foot of building frontage at the main entrance not to exceed 200 square feet.
 - b. Sign illumination (see section 20.04.160)
 - c. No cabinet signs or Electronic Message Centers are allowed.

20.04.160 Sign Illumination And Clearance from Utility Lines

The following regulations shall apply to sign illumination and sign clearance from utility lines:

1. All illuminated signs in the "A" (agricultural) zone for primary and accessory commercial uses shall be indirectly illuminated or halo backlit.
2. Where permitted in all other zones, illuminated signs may be of direct or indirect illumination subject to the provisions of Subsection (3) of this Section.
3. Outlining of a building by means of exposed neon tubing, exposed incandescent lighting, or other artificial lighting, or an equivalent effect may be allowed subject to conditional use review and approval by the Planning Commission. All applicants wishing to use exposed outline lighting must provide elevations showing the extent of the outline lighting. Buildings in the A zone shall not be outlined with lighting.
4. No permit for any sign shall be issued and no sign shall be constructed or maintained which has less horizontal or vertical clearance from communications lines and energized electrical power lines than that prescribed by the laws of the State of Utah or rules and regulations duly promulgated by agencies thereof.
5. All provisions of the Electrical Code as adopted by Layton City shall be complied with.

Examples of signs that reflect proposed design standards



Halo Backlit Sign
Only the letters are lit up

Examples of signs that reflect proposed design standards



19.21.050 Tent Vendor And Snow Shack Regulations

In addition to the regulations listed in the General Regulations Section of this Chapter, tent vendors shall also meet the following requirements:

1. Businesses under this Section shall not occupy more than 15% of parking stalls on the lot where the business has been approved;

2. Businesses under this Section are permitted 30 square feet of banner signage as allowed with an approved business license. Signage shall be attached to or painted on the structure;

3. Structures shall be secured to the ground in accordance with current Building Codes;

4. A tent vendor shall be limited to one of the following:

1. An auto glass repair station or a similar use as approved by the Community and Economic Development Director;

1. Shall be limited to locations at existing gas stations or other auto related business parcels;
and

2. Shall be limited to a footprint no larger than 100 square feet;

2. A produce stand used to sell farmer-direct goods:

1. Shall be permitted in all C and MU zoning districts. They shall also be permitted in A zoning districts if produce is sold on the same property by which it was grown;

2. Uses located on agriculturally zoned property that are run by the landowner are exempt from business licensing but shall adhere to the standards of this Chapter; and

3. A business license for produce stands shall be valid from May 1st to October 31st;

19.02.020 Definitions

“Accessory Agricultural Uses”: Agriculture and farm industry accessory uses intended to draw customers and participation of the general public, and provide a means of diversifying a farm’s income by broadening its offerings and adding value to its products. Accessory uses may include commercial activities such as; retail purchases, overnight accommodations, reception/event centers, concerts, events, restaurants, and bakeries. Produce stands and u-pick operations used to sell farmer-direct goods, recreational activities and educational events that are seasonal, such as; corn mazes, hay rides, farm tours, petting zoos, etc., are not considered as accessory agriculture uses, and are permitted agricultural or farm industry uses.

19.06.240 Accessory Agricultural Uses

Accessory agricultural uses shall be permitted in the “A” (Agriculture) zone, subject to the following requirements:

1.Production: Agriculture and/or farm industry operations shall remain the primary use, therefore, agricultural and farm industry products and/or services for sale and purchase shall actively and continuously be provided, with an exception during the winter season; and

2.Lot Size: The parcel and/or combination of all individual parcels shall consist of an area that is not less than two acres; and

3.Scale: Accessory agricultural uses shall not exceed 30% of the site’s overall gross acreage; and

4.Retail Sales: Fifty percent of products and/or goods for sale shall be agricultural and farm industry related products and/or goods; and

5.Ownership: Operations may consist of multiple properties; however, all properties that do not have identical and common ownership shall provide an agreement or lease to verify land ownership, property owner approval, and portion(s) of land to be used for the accessory agricultural use; and

6.Use of Existing Buildings: Existing buildings and facilities intended for accessory agricultural uses shall meet the current building code requirements and receive final occupancy approval; and

7.Newly Constructed Buildings: New buildings and facilities intended for accessory agricultural uses shall reflect an agricultural architectural style and form that is consistent with the area's rural character and existing agricultural buildings; and

8.Noise: All noise and/or music shall be maintained at a level that any message or conversation is not a nuisance as defined in Layton City Municipal Code; and

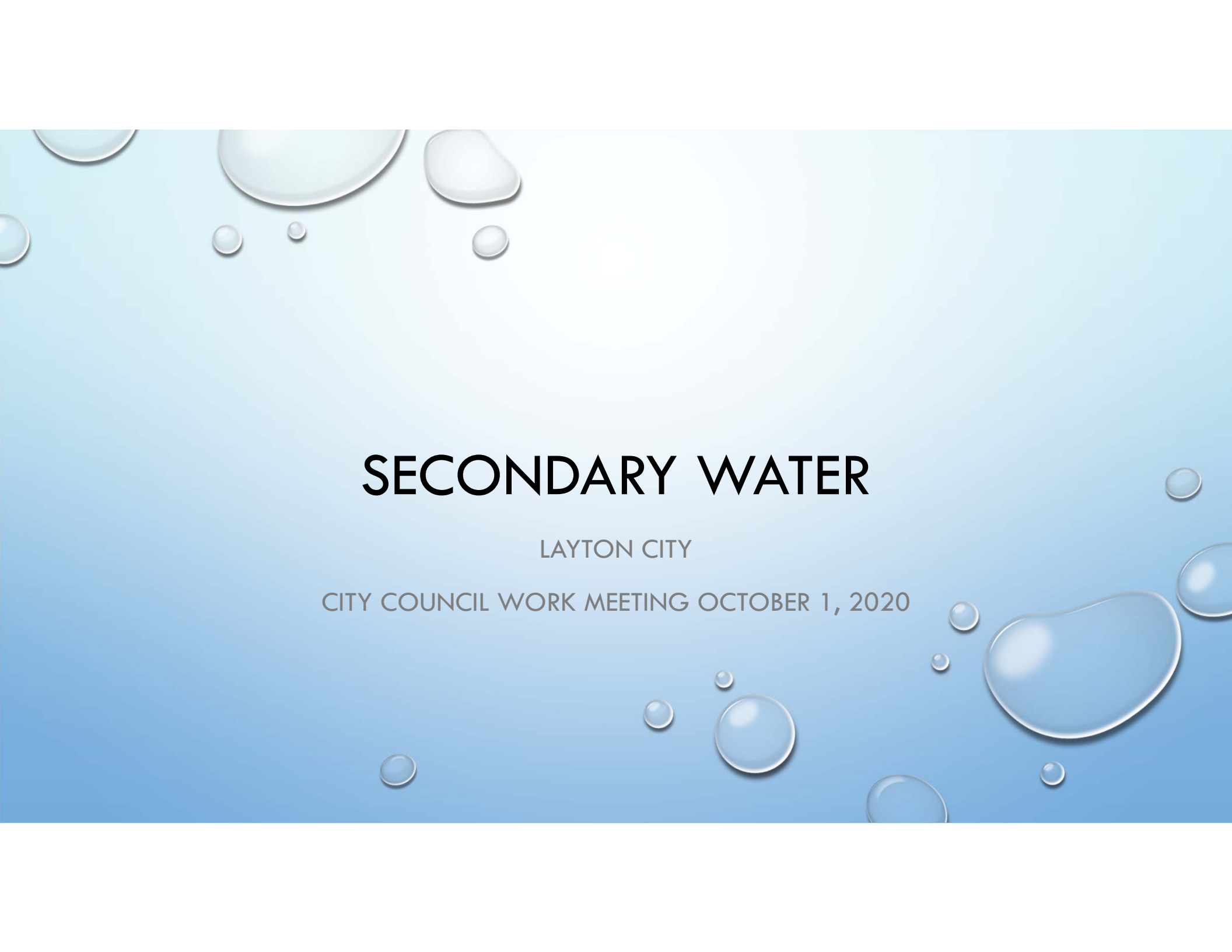
9.Outdoor hours of operation: Outdoor uses and or activities, not including residential overnight accommodations, shall be limited to operating during the hours of 8:00 A.M. to 10:30 P.M.; and

10.Light: Outdoor lighting should be screened by shields or hoods to prevent glare onto adjacent properties. Lighting must be turned off by 10:30 P.M. for all outdoor gathering areas and/or arenas; and

11.Parking: The required number of parking stalls, as outlined in Section 19.12 of this Title, shall be met and maintained. Parking requirements may be reduced by up to 20% if the following criteria is met:

1. Evidence is provided that the parking calculations do not adequately account for circumstances unique to the particular proposed use; and
2. A parking demand analysis shows that the needed number of parking stalls is less than the required amount of stalls as outlined in Section 19.12 of this Title.

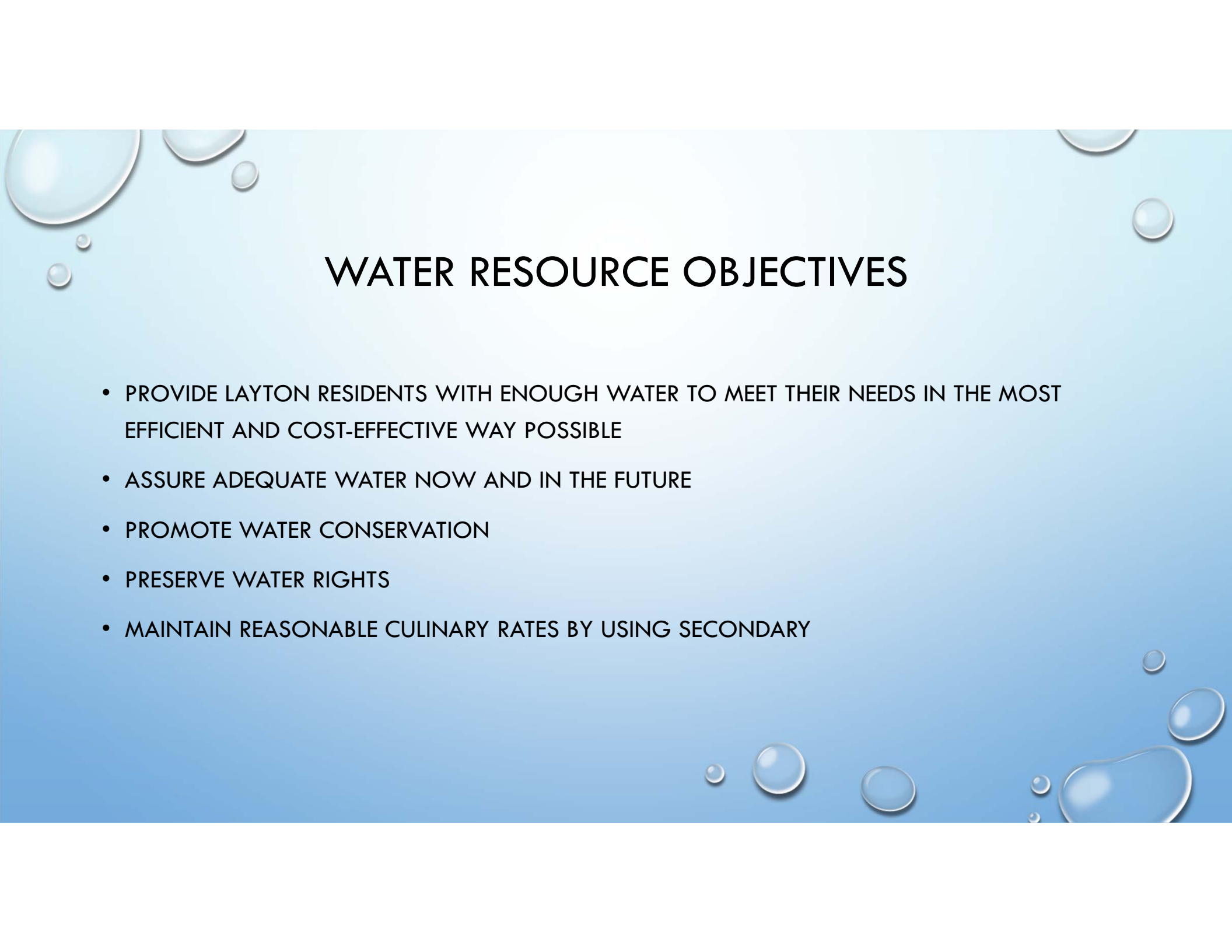
12.Business license: A business license is required for all accessory agricultural uses. A business license agreement shall be required to address potential impacts to surrounding property(s). The business license agreement will be reviewed and approved by the Zoning Administrator, or their designee.

The background of the slide features a light blue to white gradient. Scattered across the top and bottom edges are several realistic water droplets of varying sizes, some with highlights and shadows, giving a fresh and clean aesthetic.

SECONDARY WATER

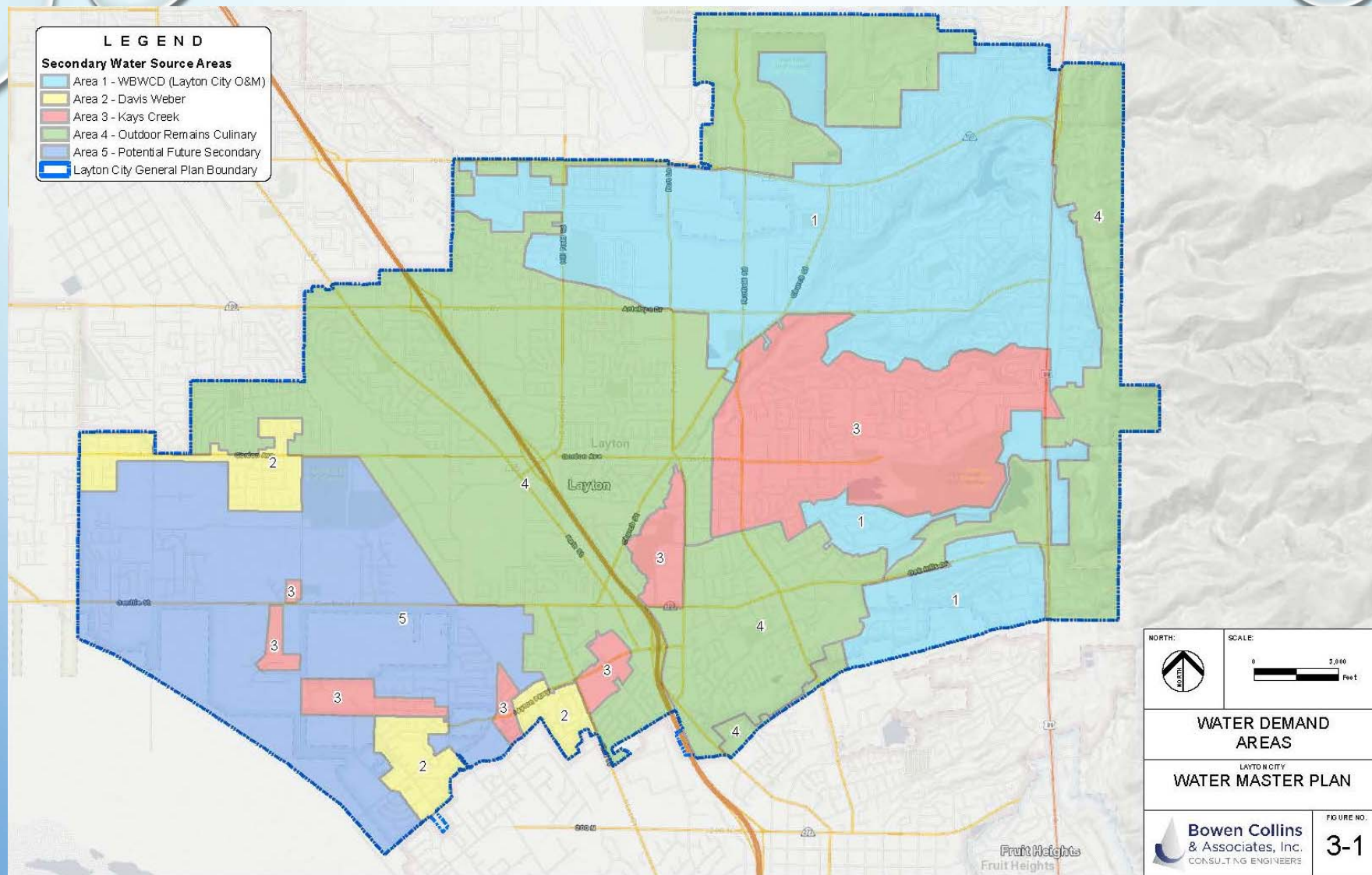
LAYTON CITY

CITY COUNCIL WORK MEETING OCTOBER 1, 2020

The background of the slide is a light blue gradient. It is decorated with several realistic water bubbles of various sizes. Some bubbles are in the top left corner, some in the top right, and a cluster of larger bubbles is in the bottom right corner. The bubbles have highlights and shadows, giving them a three-dimensional appearance.

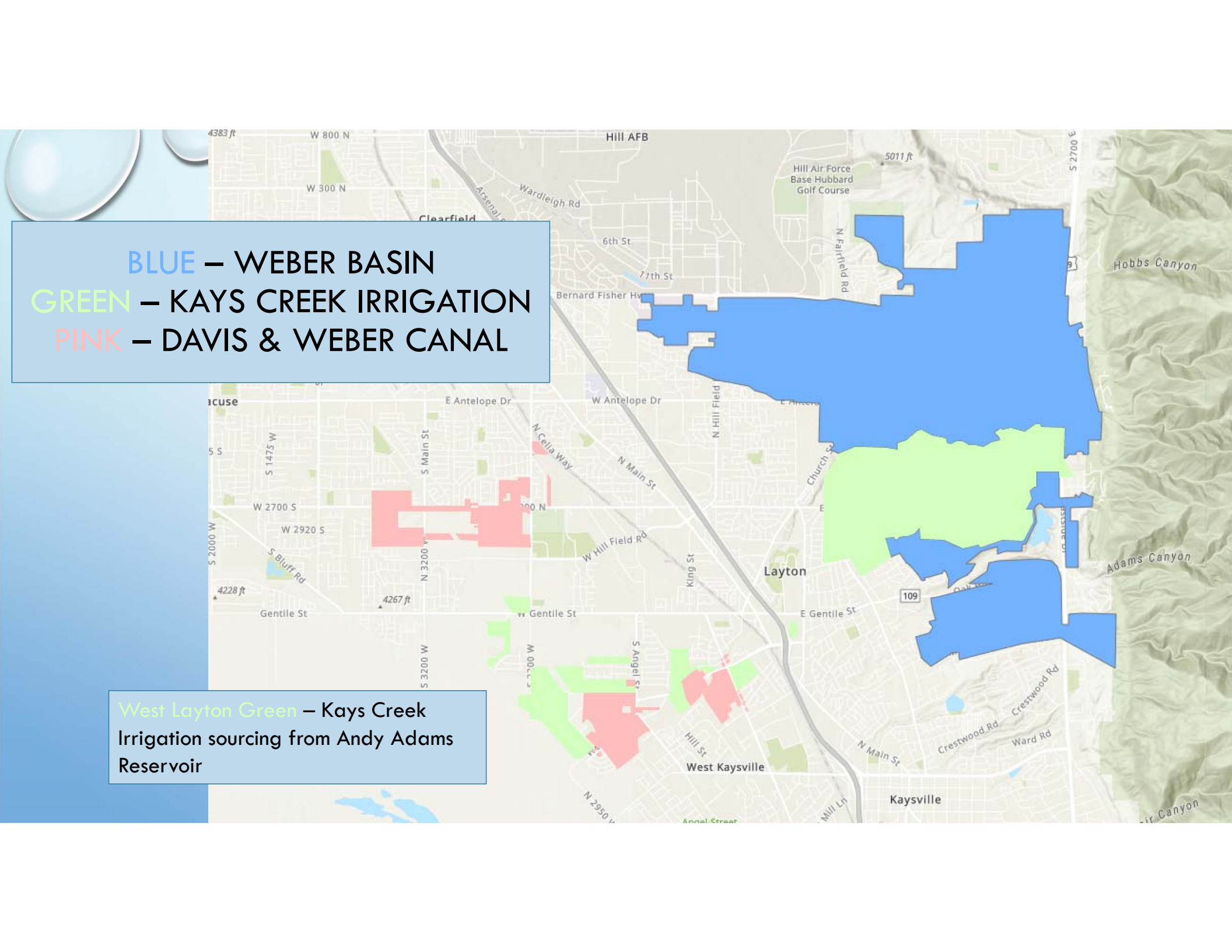
WATER RESOURCE OBJECTIVES

- PROVIDE LAYTON RESIDENTS WITH ENOUGH WATER TO MEET THEIR NEEDS IN THE MOST EFFICIENT AND COST-EFFECTIVE WAY POSSIBLE
- ASSURE ADEQUATE WATER NOW AND IN THE FUTURE
- PROMOTE WATER CONSERVATION
- PRESERVE WATER RIGHTS
- MAINTAIN REASONABLE CULINARY RATES BY USING SECONDARY



SECONDARY WATER RESOURCES

- WEBER BASIN WATER - \$150 / YEAR
- KAYS CREEK IRRIGATION - \$200 / YEAR
- DAVIS AND WEBER CANAL - \$375 / YEAR
- HOLMES CREEK IRRIGATION
- COST CAN VARY BASED ON EXISTING CONTRACTS AND LOT SIZE



A map of Layton, Utah, and surrounding areas. The map is overlaid with three colored regions: a large blue area in the north and east, a green area in the center, and several pink areas in the west and south. The map includes labels for various streets, landmarks like Hill AFB and Hill Air Force Base, and geographical features like Hobbs Canyon and Adams Canyon. A legend box in the top left corner explains the color coding.

BLUE – WEBER BASIN
GREEN – KAYS CREEK IRRIGATION
PINK – DAVIS & WEBER CANAL

West Layton Green – Kays Creek
Irrigation sourcing from Andy Adams
Reservoir

SECONDARY WATER ISSUES – SYSTEM WIDE

- LOW PRESSURE – INADEQUATE PRESSURE REQUIRES THE USE OF PUMPS IN SOME AREAS
- HIGH PRESSURE – PRESSURE REGULATORS USED TO CONTROL MISTING AND BLOWOUTS
- SMELL – UNTREATED WATER CAN HAVE AN UNPLEASANT ODOR
- CLOGGED FILTERS – SOME USERS ARE REQUIRED TO CLEAN THEIR FILTERS WEEKLY
- STAINING - MINERALS IN THE WATER CAN CAUSE STAINING WITH OVERUSE OR MISDIRECTION

ALL SECONDARY SYSTEMS IN THE CITY EXPERIENCE ONE OR MORE OF THESE ISSUES.

SOME EXTRA EFFORT IS GENERALLY REQUIRED OF ALL USERS OF SECONDARY WATER.

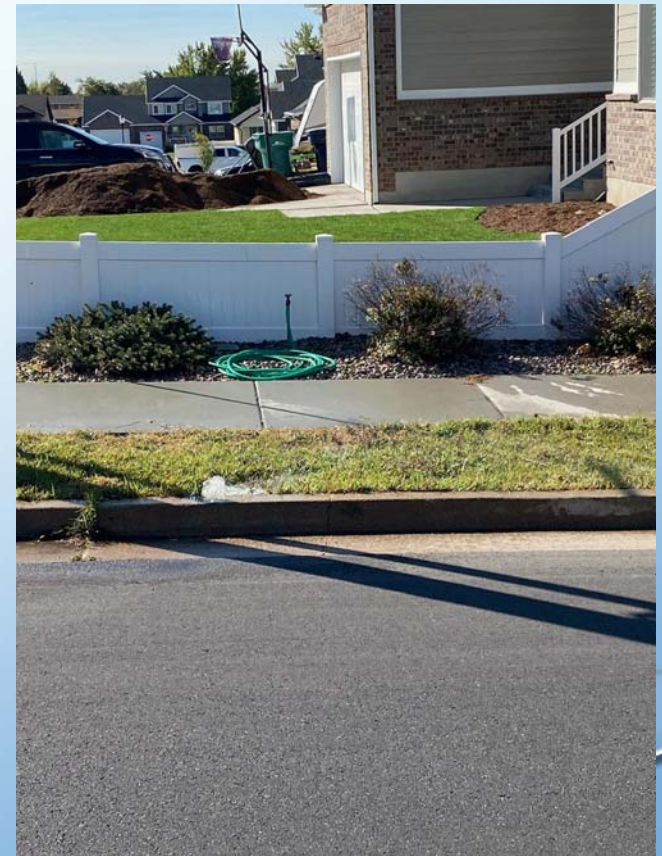
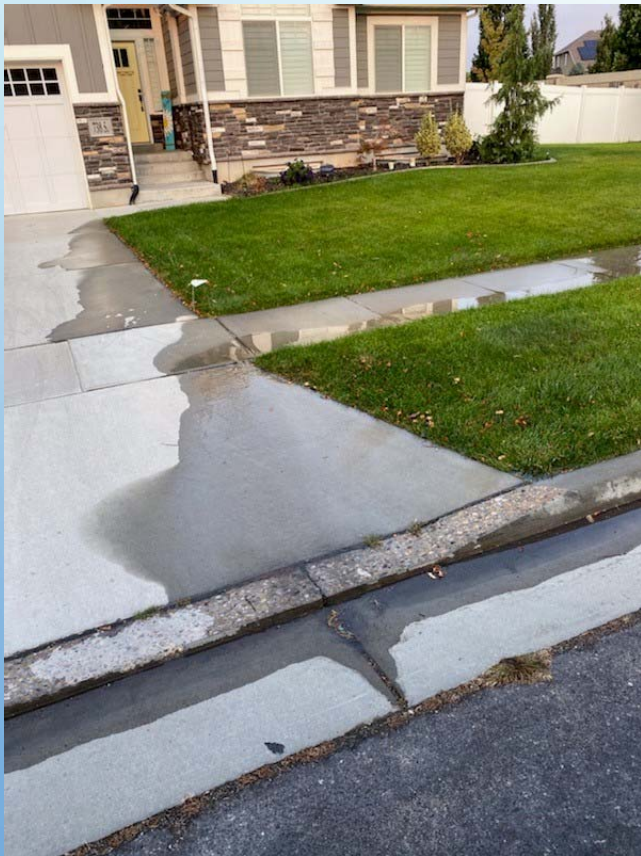


LOW PRESSURE

DIRTY FILTERS



OVERWATERING/WASTE



KAYS CREEK – STAINING ISSUES



- IDENTIFIED AN EFFECTIVE RUST REMOVAL PRODUCT THAT IS SAFE FOR HOME USE



Starter Size Rust Remover

\$24.95

- 1 + Add To Cart

2 Shares

SKU: STZ-16oz Categories: All Products, Rust Remover

Description Additional Information Reviews (0)

Product Description

- If you only have a small area to remove rust from, this is the best size for you!
- It is also a great size to test the power of UNRUST Rust Remover, then you can go bigger.
- This 16 oz. size will make 2-4 gallons of UNRUST Rust Remover, depending how strong you mix it.
- It also comes with FREE SHIPPING, a Great Product, at a Great Value.
- Attention!
UNRUST Rust Remover removes iron oxide, use UNRUST Rust Remover on a test area before doing a large area that may contain iron oxide as a coloring agent.



UNRUST Stain Preventer 5 cup

\$38.95

- 1 + Add To Cart

0 Shares

SKU: UN-Bag-5-cup Categories: All Products, Stain Preventer

Description Additional Information Reviews (0)

Product Description

- If you are undecided about UNRUST, this is a GREAT size to start with.
- The shipping is FREE.
- It holds 5 cups (40 ounces) of UNRUST Stain Preventer, just enough to make a good concentration for a 30 gallon chemical tank.
- All you need to do is pour the contents into your 30 gallon chemical tank and add water.
- You may be paying a little more to try us out, but when you are satisfied with the results you can order our UN-5 gallon UNRUST Stain Preventer and save even more money.

KAYS CREEK STAIN REMOVAL



On May 14, 2019, Layton City Public Works Department did a test of the “UnRust” product at a Layton residence. The residence is connected to Kays Creek Irrigation. In just over 3 ½ minutes the rust issue was resolved.



ANDY ADAMS RESERVOIR - BUBBLERS



- Installation of 3 bubblers at Andy Adams reservoir, to help breakdown the minerals in the water and reduce odor (plan to install an additional bubbler this off season)
- Plans for a future connection to Hobbs reservoir to dilute the mineral content